

**MINUTE BOOK XXVIII, PAGES 105-113**  
**TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES**  
**DECEMBER 12, 2019**

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, December 12, 2019 at 7:00 p.m. with the Mayor Teross W. Young, Jr., presiding.

Councilmembers Present: Mayor Pro Tem W. Paul Henkel; Sally P. Williams; Paul R. Bryant; Janith J. Huffman

Councilmembers Absent: Judy Jablonski

Staff Present: James W. Freeman, Interim Town Manager; Kimberly H. Davis, Town Clerk; Tina Fleming, Police Chief; George A. Berger, Planning Director; Darrin Payne, Police Lt.; Gary W. Thomas, Town Attorney

Press Present: Debbie Page, Iredell Free News

**MAYOR PRO TEMPORE W. PAUL HENKEL CALLED THE MEETING TO ORDER**

**ITEM 1. MAYOR YOUNG WELCOMED VISITORS AND GUESTS**

**ITEM 2. INVOCATION – Pastor Wesley Morris, Ostwalt Baptist Church, Troutman**

**ITEM 3. PLEDGE OF ALLEGIANCE**

**ITEM 4. ADJUSTMENTS AND APPROVAL OF THE AGENDA**

\*Councilmember Williams asked to remove Agenda Item 25 Hold a Closed Session Pursuant to General Statutes 143-318.11(a)(6) to Discuss Personnel.

Upon motion by Councilmember Williams, seconded by Councilmember Henkel, and unanimously carried, request to remove Item 25 from the agenda was approved.

Upon motion by Councilmember Bryant, seconded by Councilmember Williams, and unanimously carried, the December 12, 2019 Agenda was approved as amended.

**CONSENT AGENDA:** *Items on the Consent Agenda are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

**ITEM 5. Approval of Agenda Briefing Meeting Minutes of November 04, 2019**

**ITEM 6. Approval of Closed Session Meeting Minutes of November 04, 2019**

**ITEM 7. Approval of Regular Meeting Minutes of November 07, 2019**

**ITEM 8. Approval of Called Meeting Minutes of November 19, 2019**

**ITEM 9. Approval of Town of Troutman 2020 Events Calendar**

**ITEM 10. Approval of Amendment to Troutman Parks & Recreation Committee Rules of Procedure**

**ITEM 11. Approval of Purchasing Easement for the Purpose of Sewer Rehabilitation**

**ITEM 12. Approval of Treyus Liftstations Monitoring System Proposal**

**ITEM 13. Approval of Budget Amendment for Treyus Liftstations Monitoring System**

**ITEM 14. Approval of Resolutions 15-19 and 16-19 In Recognition of Outgoing Council Members Judy Jablonski and Janith Huffman**

Upon motion by Councilmember Henkel, seconded by Councilmember Williams, and unanimously carried, approved the December 12, 2019 Consent Agenda as amended.

(Copied in full, Resolution 15-19 is filed in Resolution Book IV, Page 17)

(Copied in full, Resolution 16-19 is filed in Resolution Book IV, Page 18)

(Copied in full, 2020 Events Calendar, amended Parks and Rec. Rules of Procedure, Liftstation-Monitoring System Proposal, Liftstation-Budget Amendment, Resolutions 15-19 & 16-19 is filed on CD titled: "Town Council Supporting Documents" dated December 9<sup>th</sup> and December 12<sup>th</sup>, 2019 in CD Book #1 titled: "Town Council Supporting Documents")

**INTRODUCTIONS/RECOGNITIONS**

**ITEM 15. PRESENTATION OF RESOLUTION 15-19 TITLED: "*RESOLUTION RECOGNIZING THE DISTINGUISHED SERVICE OF JUDY JABLONSKI*"**

Mayor Young expressed thanks and appreciation recognizing Ms. Judy Jablonski for her years of service to the Town and its citizens, reading aloud Resolution 15-19. Ms. Jablonski was unable to attend the meeting.

**ITEM 16. PRESENTATION OF RESOLUTION 16-19 TITLED: "*RESOLUTION RECOGNIZING THE DISTINGUISHED SERVICE OF JANITH J. HUFFMAN*"**

Following the reading of Resolution 16-19 aloud in recognition of Ms. Janith Huffman, Mayor Young presented a copy of the Resolution to Ms. Huffman expressing thanks and appreciation for her service to the Town and its citizens.

**ORGANIZATIONAL BUSINESS**

**ITEM 17. ADMINISTRATION OF OATHS OF OFFICE FOR MAYOR AND TOWN COUNCIL, (*Administered by the Honorable Deborah P. Brown, NC District Court Judge*)**

The Honorable Deborah P. Brown administered the Oath of Office for the newly elected: Teross W. Young, Jr. Mayor, George W. Harris, Councilmember; and Edward R. Nau, Councilmember who were surrounded by their spouses, children, grandchildren and other family members.

Holding the Holy Bible during the administration of oath of office for Mayor Young was son Tyler Young.

Holding the Holy Bible during the administration of oath of office for Councilmember George W. Harris were grandchildren Austin and Avery Dillon.

Holding the Holy Bible during the administration of oath of office for Councilmember Eddie Nau was wife Rhonda Nau.

(Signed oaths are attached to and made part of these minutes)

***Mayor Young and the newly sworn-in Councilmembers took their appropriate seats at dais.***

The newly sworn-in elected officials each took a moment to thank their families and citizens of Troutman for their support, and that they look forward to serving the community and working with all Council members

(Copied in full, Oath's of Office is filed on CD titled: "Town Council Supporting Documents" dated December 9<sup>th</sup> and December 12<sup>th</sup>, 2019 in CD Book #1 titled: "Town Council Supporting Documents")

**ITEM 18. ADMINISTRATION OF OATH OF OFFICE FOR POLICE CHIEF TINA FLEMING, *(Administered by the Honorable Deborah P. Brown, NC District Court Judge)***

The Honorable Deborah P. Brown administered the Oath of Duty for the Office of Police Chief to Tina Fleming who was accompanied by her spouse, daughters, and other family members. Also present in support were Troutman Police Officers, Officers from the Highway Patrol, and Statesville Police Department.

Holding the Holy Bible during the administration of oath was husband Jason Fleming.

Police Chief Fleming thanked her family for their support and for coming. She also thanked all the Police Officers present for their show of support and expressed that she has been very thankful for having the opportunity of working along beside them for the past 16 years and expressed that she feels very fortunate to continue her career in law enforcement as the new Chief and to be given this opportunity by the Town and Town Council.

(Signed oath is attached to and made part of these minutes)

(Copied in full, Oath of Office is filed on CD titled: "Town Council Supporting Documents" dated December 9<sup>th</sup> and December 12<sup>th</sup>, 2019 in CD Book #1 titled: "Town Council Supporting Documents")

**ITEM 19. ELECTION OF MAYOR PRO TEMPORE, *(Mayor Young)***

Councilmember Bryant nominated Councilmember Henkel to serve as Mayor Pro Tempore.

Upon motion by Councilmember Bryant, seconded by Councilmember Harris, and unanimously carried, approved Councilmember Paul Henkel as Mayor Pro Tempore for the year 2020 and beyond.

**ITEM 20. CONSIDER COUNCIL APPOINTMENTS, *(Mayor Young)***

**a. Appointments of Delegate and Alternate Delegate to Centralina Council of Governments (CCOG)**

Council member Harris volunteered as Delegate and Councilmember Nau volunteered as Alternate Delegate to CCOG.

**b. Appointment of Alternate to Charlotte Regional Transportation Planning Organization (CRTPO)**

Councilmember Henkel volunteered as Alternate Delegate to CRTPO.

**c. Appointment of Delegate to Lake Norman Regional Transportation Commission (LNRTC)**

Councilmember Bryant volunteered as Delegate to LNRTC.

Upon motion by Councilmember Nau, seconded by Councilmember Henkel, and unanimously carried, approved to appoint delegates and alternate delegates to the perspective committees as listed above.

**ITEM 21. CONSIDER APPROVAL OF TOWN COUNCIL'S 2020 MEETING SCHEDULE, *(Mayor Young)***

Upon motion by Councilmember Harris, seconded by Councilmember Bryant, and unanimously carried, approved Town Council's 2020 Meeting Schedule as presented.

(Copied in full, 2020 Meeting Schedule is attached to these minutes, and is filed on CD titled: "Town Council Supporting Documents" dated December 9<sup>th</sup> and December 12<sup>th</sup>, 2019 in CD Book #1 titled: "Town Council Supporting Documents")

## **COMMENTS FROM VISITORS AND GUESTS**

*The Public is invited to address the Town Council with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Town Policy #51 titled: "Policy Governing Comments from the Public at Town Council Meetings". Speakers are asked to sign in at the podium.*

Town Citizen and Barium Seasons Village resident Helen Harris addressed Town Council regarding the road condition/patching of Winter Flake Drive asking the Town's status on the issue. Interim Town Manager James Freeman reported that all asphaltting is stopped on all roads per the contractor due to cold weather. He stated that as of Council's November 7th meeting when this issue was first brought before Council, staff researched and the only Winter Flake Drive repair approved were selected foundational areas (June 2019). Due to budget restraints, total asphalt resurfacing was cut back. Staff since received a proposal to apply black sealant for neighborhood road that came in at \$65,000 which staff and Town Engineers feel is too costly. Staff also requested a proposal to add another inch of asphalt (cost \$75,000). No further action is being taken until staff receives direction from Council. Interim Manager Freeman's suggested that since the contractor delayed work due to winter weather and with plans to resume next Spring, staff could possibly relook at cost and budget and present back to Council. Ms. Harris stated that she can understand budget restraints but wondered why it was patched in such a manner that it distracts from the community. Mayor Young commented that repaving should be considered. Council asked staff to come back in Spring to Council with proposals of what is necessary to make it more aesthetically pleasing.

Town Citizen Mary Starks thanked and acknowledge Kim Davis, Town Clerk for assisting in getting the candidates to come out before the election to her church, New Life Missionary for a meet and greet. Mayor Young also thanked Ms. Davis for assisting and commented that he was sorry for being unable to attend, and that he heard it was a great event and opportunity.

## **NEW BUSINESS:**

**ITEM 22. ZONING REQUEST (CZ-RM-19-04)** – Marley Jaye Village, Applicant: Beacon Investment Group, LLC; 91.5 acres; PIN# 4741-37-5279 & PIN # 4741-47-7196. Request for Rezoning from Suburban Residential (RS) to Conditional Zoning – Mixed Residential (CZ-RM), (*George Berger, Planning Director*)

### **a. Call for Public Hearing**

#### ***Mayor Young Opened the Public Hearing***

Planning Director George Berger presented the zoning request stating that this is a conditional zoning application for mixed residential for up to 165 single family lots located on 91.5 acres approximately 0.5 miles east of Perry Road/S. Eastway Drive intersection, and encompassing the Perry/Hoover Road's intersection. The two parcels are undeveloped and within the corporate limits. Mr. Berger briefly reviewed the conditions as listed within the proposed ordinance. Minimum lot size proposed is 9,000 sq. ft. with a 75' minimum lot width and 40' minimum lot width at cul-de-sac. The gross density for the development as a whole is 1.8 dwelling units per acre and he reviewed setback dimensions for primary building placement. In review of the site plan (via Power Point) Mr. Berger sated that there are two entrances proposed off Perry Road (Western access road A) and (Eastern access road B). There is proposed a 3-way stop at the intersection of Perry and Hoover Roads; dedication of 0.1 acres +/- for future round-a-bout at Perry and Hoover Roads intersection; and the lanes from Perry/Hoover Road to the western street entrance will be widen from 9' to 12' within the existing right-of-way. In reference to open space and amenities he stated that 29.2 acres [31%] is dedicated to Open Space (10% is the minimum required in RM). Applicants are proposing a 10' natural surface trail within a 20' easement

which will be privately owned and maintained until such time the Town connects to the trail making it part of the Town's greenway systems, at which point it will be turned over/dedicated to the Town. The development will be associated with a Homeowners Association (HOA) or a Property Owner Association (POA) having neighborhood green space, streetlights, underground utilities, and landscaped berms along Perry and Hoover Roads and along some property lines.

A mail kiosk with parking is will be provided. Mr. Berger stated there were two community meetings held, one in September and one in October. The Planning and Zoning Board continued the item from their October meeting to their November meeting where they approved a recommendation of denial. Due to the project meeting all the requirements in the Unified development Ordinance (UDO), staff recommends rezoning to Conditional Mixed Residential with the proffered uses and conditions subject to any revised conditions by Town Council if so noted.

Mr. Andrew Grant, applicant addressed Council with a brief review of the conditions proposed stating they are staying under the allowable density for the existing zoning. He stated that one of the reasons they are requesting conditional zoning is to allow clustering to help preserve the natural resources on the site (trees, vegetation, and natural buffers). The developer will be adding infrastructure with installing 3000 ft. of waterline to serve the development from Eastway Drive to the frontage of the proposed development on Perry Road. Mr. Grant addressed community concerns resulting from the two neighborhood meetings stating that the most impacted are the Laffin's and Gillon's. There are three concerns from the Laffin's: 1) existing septic field-Property owner Bruce Murdock has agreed to move at his cost if the property is approved to be rezoned; 2) location of the street east of their property-Street has been shifted 50 ft. and providing a privacy fence and have offered to install a berm instead of privacy fence if preferred; 3) people cutting through their property-The privacy fence and vegetation will prevent that as well. The Gillon's main concern is car lights shining directly into their home due the previous entrance location-the shifting of the driveway by 50 ft. aligns the driveway between the Gillon's and the house next door. Mr. Tony Boyd, property owner east of the proposed development voiced a concern resulting in a 6 ft. berm behind his property and others to prevent visibility in the winter when there is no vegetation on the trees. Mr. Grant advised that a builder has not been chosen at this time, but there are substantial architectural provisions in the conditions. The last concern of the community and the Planning Board is the transportation improvements on Hoover Road and the intersection of Hoover and Perry Roads stating that the roads are NCDOT's roads and they have submitted a Transportation Impact Analysis (TIA) to NCDOT who has approved the TIA as well as approval from the Congestive Management Division in Raleigh, and the Town. He concluded by stating that they have met every requirement and have offered several other improvements to these roads to help insure safety. The main concern is the intersection at Hoover and Perry Roads with requests for a 4-way stop. Discussions have been held with NCDOT and it is agreed upon by NCDOT, as well as himself as a professional engineer, and the Town that installing a 4-way stop would not improve the safety, but hey have dedicated right-of-way for a round-a-bout if needed in the future. Councilmember Harris asked if NCDOT denied a 4-way-stop at the Hoover/Perry Roads intersect. Mr. Grant stated that NCDOT would accept it if installed, but did not request nor require it; they have accepted what is being proposed. He commented that from an engineering standpoint, 4-way stops are more dangerous than a 3-way stop due to having more conflict points. Planning Director Berger confirmed that NCDOT has accepted the TIA and has remained neutral on a 4-way intersection. Councilmember Bryant asked what the current traffic load at the intersection of Hoover and Perry, and what does NCOT project the count to be with an addition of 165 new homes. Mr. Grant responded just under 1000 currently, and with 165 new homes, an additional 1600. Capacity based on the Town Comprehensive Transportation Plan is 12,000. Councilmember Harris stated that the motion for denial by the Planning and Zoning Board was made by Mark Taylor, a former NCDOT employee, then asked if Mr. Berger if he knew why they denied it. Mr. Berger commented that he would not want to characterize his motion or guesstimate what he was thinking.

Mr. Richard Parsons, Addison Place resident questioned why a stop would be required on Perry Road commenting that it does not make sense for a road that traffic flows continuously.

Ms. Linda Gillon, Perry Road resident spoke in opposition of the project voicing issues stating that the development of this project in a rural area and the implications on the neighborhood surrounding this property, increase in traffic, traffic safety. She thanked NCDOT for the approval to move the entrance 50', but it still does not alleviate from her concerns of constant traffic, vehicle noise, sweeping light shining into her home, etc. The current location of this entrance will only add to the safety issues that exist; the best location for the entrance is at the intersection of Hoover and Perry Road, making it a 4-way stop or round-a-bout. In speaking with NCDOT, advised that they never said they would not support those options. It would cost Mr. True money to make those improvements, but should that not be his contribution to our

community. Ms. Gillon concluded by stating as Town Council, it is your responsibility to expect more from these developers and requested that the entrance be moved the intersection of Hoover and Perry Roads contingent upon approval. The requested road improvements will help our community in the long run. Developers should come, and leave our neighborhood better than when they came.

Mr. John Dulin spoke in opposition of the request voicing that the entrance should be moved to the east and a round-a-bout installed at the Hoover/Perry Road intersection. Mr. Dulin stated that last year Stantec was commissioned to do a study for Troutman and it is too early to be straying from the 2035 Future Land Use Plan. Growth is occurring at an accelerated rate in Troutman and feels it need to be regulated. He voiced concerns regarding traffic stating that we do not know the effects that the new industrial building will bring to the area, the developer has not identified a builder so there is no idea what the homes will look like and the developer's unwillingness to identify the builder is a red flag. In asking Council to deny the rezoning, he commented that the property should be developed under its current classification.

Mr. Alan Hales, Hoover Road resident voiced opposition of the request stating that he would like to see the entrance moved to the intersection of Hoover and Perry Roads and a 4-way stop or round-a-bout installed. He expressed concern of widening the lanes on Perry Road stating that wider lanes increase the speed of traffic, but narrower lanes slows traffic. In support of his neighbors (the Gillon's) he expressed concern of the entrance across the street being so close to their house and the issue of a constant flow of car lights at dark sweeping into their home.

Mr. Barry Lippard, resident of Hoover Road also spoke in opposition of the request also expressed concern for traffic safety and that moving of the 2nd entrance 50' will not stop the constant sweep of lights into the Gillon's home at night. He stated that the hazardous intersection at Perry and Hoover Roads will always remain the subject of concern. When this development is built out and along with the two trucking terminals, traffic on Perry and Hoover will be more than doubled. Mr. Lippard asked Council in making their decision to consider the nice rural community sandwiched between I-77 and Troutman and take note of the roads and infrastructure that surrounds the area. He commented that he is not against development, growth or someone selling their property, but is against the making of a disastrous situation for all concerned.

Mr. Michael Grigg, Weathers Creek Road resident address Council is opposition of the request expressing concerns of traffic and safety, the type of community it will be and will it have sidewalks, overcrowding of schools, and the Town becoming overgrown to fast. He concluded by stating this project will set the stage for the future.

Mr. Frank Harmon, Equity Commercial Properties representing the Murdock family who has been trying to sell their property for 12 years now spoke in favor of the request. In giving a brief history of past developers interested in the property, he stated that Beacon Investment Group is the best developer yet. He commented that it is quite common not to know who the builder will be at this stage and the roads will never be ready for growth so you plan the best you can. Mr. Harmon stated that we are lucky to be in an area people want to come to and attract good developers. He is impressed in what he has seen with Beacon and how they have worked with the community and does not know why the Planning Board denied to recommend approval because there were no discussion held, but it was approved by staff.

Andrew Grant, applicant asked to respond to some of the public's concerns. In regards to the 3-way stop intersection and safety concerns he stated that there are limited sight distance that exist in the curve and the stop makes traffic slow down and stop allows drivers to see approaching traffic. He stated that the 3-way stop verses a 4-way stop is justified and have went above and beyond what is required and agreed upon with NCDOT by their approval of the TIA and is not about the developer losing lots. There was a concern of cars stacking up on the roadway to turn; the TIA shows that cars will wait less than 10 seconds to make a turn. In addressing the concern of straying from the Town's Future Land Use Plan, Mr. Grant stated that their plan is consistent. Site distances have been checked, and the entrances are proposed at the safest locations. Lastly, Mr. Grant responded to a concern regarding improvement and sidewalks stating that there will be curb and gutter, 5' sidewalks will be located on both sides of the streets and will be constructed to Town standards. There will also be 6' planting strips, and parking on one side of the road.

***Mayor Young Closed the Public Hearing***

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

**b. Adoption of Ordinance 17-19, Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Conditional Zoning-Mixed Residential (CZ-RM) Known As CZ-RM-19-04: Marley Jaye Village”**

Councilmember Bryant asked Planning Director Berger to give totals regarding the accident record over the last few years on Perry Road. Planning Director Berger responded with the following crash data for accidents reported and/or on record:

- Troutman Fire Department – 3 calls within 1 mile of the intersection of Hoover and Perry Roads.
- NCDOT – 2 crashes from 2014-2019 (1 crash, 1 sideswipe)
- Highway Patrol – None
- Iredell County Sheriff’s Department – None within the past year

Planning Director Berger stated that accidents are only reportable if there are \$1,000 or more in damage or there is an injury or fatality. Police Chief Fleming concurred.

Councilmember Williams commented that from being a retired school teacher, Iredell Statesville School Board is well aware of all development coming to the area and have secured vacant properties for additional schools.

Mayor Young asked Mr. John True, applicant, if accepted would he agree to all conditions as listed in the ordinance. Mr. True responded yes.

Upon motion by Councilmember Henkel, seconded by Councilmember Bryant, and carried, approved adoption of Ordinance 17-19 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Conditional Zoning-Mixed Residential (CZ-RM) Known As CZ-RM-19-04: Marley Jaye Village”.

Yeas: Henkel, Bryant, Williams, Nau

Nays: Harris

**c. Adoption of Consistency Statement**

Upon motion by Councilmember Williams, seconded by Councilmember Nau, and carried, rezoning to Conditional Zoning-Mixed Residential is consistent with the 2035 Future Land Use Map to allow low and medium density residential development in appropriately designated areas. The request is consistent with the currently adopted Unified Development Ordinance and is reasonable and in the public interest as it proposes to allow additional residential development in areas of Troutman able to support that growth.

Yeas: Henkel, Bryant, Williams, Nau

Nays: Harris

(Copied in full, Ord. 17-19 is filed in Ordinance Book 9, Pages 41-45)

(Copied in full, application and Ord. 17-19, is attached to and made part of these minutes)

(Copied in full, staff report, Application, Ord. 17-19, maps, site plan, adjacent property owners notification, community meeting notification, permitted use tables, public hearing notice is filed on CD titled: “Town Council Supporting Documents” dated December 9th and December 12th, 2019 in CD Book #1 titled: “Town Council Supporting Documents”)

## **ITEM 23. PLANNING AND ZONING BOARD APPOINTMENTS, *(Kimberly Davis, Town Clerk)***

- a. Consider Appointment of Town Alternate Ray Welsh to fill the un-expired term of George Harris as full voting member (term expiring 9-13-22)
- b. Consider Appointment of Lori Eberly as Town Alternate to fill un-expiring term of Ray Welsh (term expiring 9-14-20)

Upon motion by Councilmember Bryant, seconded by Councilmember Henkel, and unanimously carried, approved alternate Ray Welsh to fill the inside voting position of unexpired term of George Harris (term expires 9-13-22); and Lori Eberly to fill the alternate inside position of Ray Welsh (term expires 9-14-2020).

(Copied in full, application to server is attached to and made part of these minutes and is filed on CD titled: "Town Council Supporting Documents" dated December 9<sup>th</sup> and December 12<sup>th</sup>, 2019 in CD Book #1 titled: "Town Council Supporting Documents")

## **ITEM 24. OFFICIAL'S COMMENTS/REPORTS**

### **Town Council**

- Councilmember Nau extended wishes of Happy Holidays and Happy New Year to all residents and business owners.
- Councilmember Williams welcomed new Councilmember Harris and Nau to Town Council commenting that she looks forward to working with them. In making the new Councilmembers aware and as a reminder to the others, that there is a process in place if Councilmembers have a situation with any of the staff, the process is to email the Mayor and copy the other Council members. The Mayor will handle and get back with Council.
- Councilmember Bryant also wished everyone Happy Holidays and a Happy, Healthy, and Prosperous New Year.

### **Mayor**

Mayor Young wished everyone Happy Holidays and commented that he is looking forward in 2020 working with Council, and he is sure that the two new Councilmembers will be extremely valuable to Council and the Community. He commented to Councilmember Harris that he can see how he got into office; his 2 campaign managers (grandchildren) are pretty sharp.

### **Town Attorney**

Being pursued, Town Attorney Gary Thomas stated that there are a number of easement deeds out for sewer related to the Mill Village project, along with easements for the sewer line going through the Fairground to Onsrud and along Hwy 21.

### **Interim Town Manager**

Interim Town Manager Freeman advised that because of the outstanding easements for the Mill Village project, the Town is looking at a 3 month extension of the project. A letter requesting the extension has been sent from Mr. Freeman to the Division of Water Quality (DWQ), but the Town has not as of yet received a response. Three of the easements needed are permanent easements and seven are temporary construction easements. The project is ready to go to out to bid once all easements have been executed.

Updated Council regarding the Troutman/Statesville proposed Annexation Boundary stating conversation is back on the table. He complemented Mayor Young and Council members Henkel and Bryant for their guidance and contact with Statesville's elected officials to get the ball rolling again. This issue also relates to the capacity of the Town's wastewater agreement with Statesville.



Reinstated that paving of the whole street was cut due to budgetary issues and that the proposed cost for sealant on Winter Flake Drive neighborhood area, which is a temporary fix, is \$65,000; to resurface is \$75,000. Staff will present cost options and seek Council direction in Spring 2020 whether to fully address said neighborhood resurfacing matter. Mayor Young suggested that Winter Flake Drive be on the top of the list for discussion at the Council's Planning Retreat.

Interim Town Manager Freeman stated that staff and the Police Department have been working to identify streetlights that are out and giving those to Adam Lippard, Public Works Director for follow up. Steve Shealy is working with Duke Energy to get the billing of streetlights in Parkwood at Falls Cove are still being billed to the Falls Cove Homeowners Association corrected. The Lytton Street streetlights are installed, and Finance Director Shealy is working to get the Greenway lights installed.

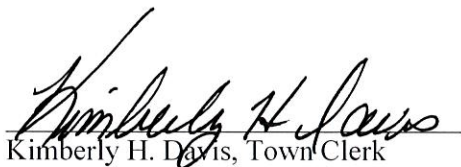
Advised that Town Engineer Benjie Thomas should start submitting monthly reports/updates to go out in Council's packets pertaining to his firm's active Town projects.

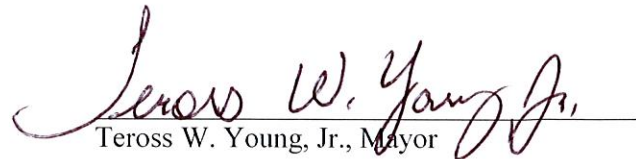
Informed Council that revisions have been made and being reviewed to the Centralina Council of Governments (CCOG) agreement regarding the Managers search.

**\*ITEM 25. CALL FOR CLOSED SESSION PURSUANT TO GENERAL STATUTES 143-318.11(a)(6) TO DISCUSS PERSONNEL**      **\*Removed from the Agenda**

**ITEM 26. ADJOURNMENT**

Upon motion by Councilmember Harris, seconded by Councilmember Bryant, and unanimously carried, the December 12, 2019 Town Council meeting was adjourned at 9:03 pm.

  
Kimberly H. Davis, Town Clerk

  
Teross W. Young, Jr., Mayor

